

No. 30,255 EQUITY

**ASSIGNEE'S SALE**

of valuable real estate presently under construction located in Frederick County, Maryland.

By virtue of a power of sale contained in a certain mortgage from Centerline Corporation, a Maryland corporation, dated September 7, 1979 and recorded in Liber 1095, folio 256, one of the Land Records of Frederick County, Maryland, the undersigned assignee will offer for sale at the Courthouse door, Frederick, Maryland, on

**THURSDAY, MARCH 26TH, 1981****AT 11:00 A.M.**

all of the land described in said mortgage, together with the improvements thereon, situate in Frederick County, Maryland, and described as follows:

BEING known and designated as Lot No. 10 as shown on a Plat entitled "SECTION 2, GREEN VALLEY ESTATES," which plat is recorded among the Land Records of Frederick County in Plat Book No. 9, folio 72.

The improvements are presently under construction and consist of a two story brick contemporary chateau. Included among the partially completed dwelling is a center hall with a circular stairway, a living room, formal dining room, kitchen, family room with fireplace, library, powder room, and laundry room on the first floor. The second floor consists of three bedrooms and a full bath and a master bedroom suite which includes a fireplace, full bath as well as a Jacuzzi bath. The master bedroom suite also contains a balcony overlooking the scenic beauty of the area. The partially completed basement area was set out to contain a fifth bedroom, a recreation room, fireplace, wet bar, double door walkout to the patio, and a two car garage. There is also a large wooden deck on the back of the house which overlooks Sugarloaf Mountain.

The dwelling was set up for two zone heating and is on well and septic.

**TERMS OF SALE:** A deposit of Ten Per Cent (10%) of the purchase price will be required in cash or certified check payable to the assignee at the time of the sale with the balance to be paid upon ratification of the sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers and all state and county real estate taxes and other public charges will be adjusted at the time of sale. All improvements shall be taken by purchaser or purchasers in their "as is" condition and the assignee makes no warranties as to the degree of completeness of the dwelling or any of the rooms specified above.

**RICHARD M. WINTERS****Assignee**

ROBERT D. OSBURN, JR.

OSBURN &amp; WINTERS

5 West Third Street

Frederick, Maryland 21701

Attorney for Assignee

TROUT AUCTIONEERS, INC.

JAMES G. TROUT, Auctioneer

**ACKNOWLEDGEMENT OF PURCHASER**I/~~We~~ do hereby acknowledge thatI/~~We~~ have purchased the real estate

described in the advertisement at-

tached hereto, at and for the sum

of ONE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$155,000.00),

the sum of FIFTEEN THOUSANDFIVE HUNDRED (\$15,500.00)

having been paid this date and the

balance of ONE HUNDRED THIRTY NINE THOUSAND,FIVE HUNDRED (\$139,500.00)

being due and payable at the time

of final settlement; and I/~~We~~ do

further covenant and agree that

I/~~We~~ further comply with the terms

of sale as expressed in the ad-

vertisement attached hereto.

WITNESS my/our hand(s) and seal(s)

this 26 day of March,1981  
~~1980~~.

Robert D. Osburn, Jr. Agent for (SEAL)

Home Traders, Inc. (SEAL)

WITNESS: ~~Auctioneer~~

Sharon C. King

*Filed April 8, 1981*